

**Article 1: Base Zones**

**Division 6: Industrial Base Zones**

**§131.0601 Purpose of Industrial Zones**

The purpose of the industrial zones is to accommodate a range of industrial and manufacturing activities in designated areas to promote a balanced land use and economy and to encourage employment growth. The industrial zones are intended to provide flexibility in the design of new and redeveloped industrial projects while assuring high quality *development* and to protect land for industrial uses and limit nonindustrial uses.

**§131.0602 Purpose of the IP (Industrial--Park) Zones**

- (a) The purpose of the IP zones is to provide for high quality science and business park *development*. The property *development* standards of this zone are intended to create a campus-like environment characterized by comprehensive site design and substantial landscaping. Restrictions on permitted uses and *signs* are provided to minimize commercial influence.
- (b) The IP zones are differentiated based on the uses allowed as follows:
  - IP-1-1 allows research and development uses with some limited manufacturing
  - IP-2-1 allows a mix of light industrial and office uses
  - IP-3-1 allows for research and development, office, and residential uses

**§131.0603 Purpose of the IL (Industrial--Light) Zones**

- (a) The purpose of the IL zones is to provide for a wide range of manufacturing and distribution activities. The *development* standards of this zone are intended to encourage sound industrial *development* by providing an attractive environment free from adverse impacts associated with some heavy industrial uses. The IL zones are intended to permit a range of uses, including nonindustrial uses in some instances.
- (b) The IL zones are differentiated based on the uses allowed as follows:
  - IL-1-1 allows primarily light industrial uses
  - IL-2-1 allows a mix of light industrial and office uses with limited commercial
  - IL-3-1 allows a mix of light industrial, office, and commercial uses

**§131.0604 Purpose of the IH (Industrial--Heavy) Zones**

- (a) The purpose of the IH zones is to provide space for land-intensive industrial activities emphasizing base-sector manufacturing. The IH zones are intended to promote efficient industrial land use with minimal *development* standards, while providing proper safeguards for adjoining properties and the community in general. It is the intent of these zones to limit the presence of nonindustrial uses in order to preserve land that is appropriate for large-scale industrial users.

- (b) The IH zones are differentiated based on the uses allowed as follows:
  - IH-1-1 allows primarily manufacturing uses
  - IH-2-1 allows manufacturing uses with some office

**§131.0605 Purpose of the IS (Industrial--Small Lot) Zone**

The purpose of the IS zone is to provide for small-scale industrial activities within urbanized areas. It is intended that the IS zones permit a wide range of industrial and nonindustrial land uses to promote economic vitality and a neighborhood scale in *development*. The property development regulations of the IS zone are intended to accommodate the *development* of small and medium sized industrial and commercial activities by providing reduced lot area, landscaping, and parking requirements.

**§131.0606 Purpose of the IBT (Industrial--Business and Trade) Zone**

The purpose of the IBT zone is to provide for a wide variety of base sector industrial and office uses. It is appropriate to apply in portions of communities adjacent to the international border, other ports of entry, and areas in transition to higher intensity industries.

**§131.0615 Where Industrial Zones Apply**

On the effective date of Ordinance O-18691, all industrial zones that were established in Municipal Code Chapter 10, Article 1, Division 4 were amended and replaced with the base zones established in this division.

**§131.0620 Use Regulations of Industrial Zones**

The regulations of Section 131.0622 apply in the industrial zones where indicated in Table 131-06B.

- (a) The uses permitted in any industrial zone may be further limited by the following:
  - (1) Section 131.0623 (Additional Use Regulations of Industrial Zones);
  - (2) Use Limitations applicable to the Airport Land Use Compatibility Overlay Zone (Chapter 13, Article 2, Division 15);
  - (3) Use limitations applicable to Prime Industrial Land identified in an adopted *land use plan*;
  - (4) The presence of *environmentally sensitive lands* are present, pursuant to Chapter 14, Article 3, Division 1 (Environmentally Sensitive Lands Regulations); or
  - (5) Any other applicable provision of the San Diego Municipal Code.
- (b) Within the industrial zones, no *structure* or improvement, or portion thereof, shall be constructed, established, or altered, nor shall any *premises* be used or maintained except

for one or more of the purposes or activities listed in Table 131-06B. It is unlawful to establish, maintain, or use any *premises* for any purpose or activity not listed in this section and Section 131.0622.

- (c) All uses or activities permitted in the industrial zones shall be conducted entirely within an enclosed building unless the use or activity is traditionally conducted outdoors.
- (d) *Accessory uses* in the industrial zones may be permitted in accordance with Section 131.0125.
- (e) Temporary uses may be permitted in the industrial zones for a limited period of time with a Temporary Use Permit in accordance with Chapter 12, Article 3, Division 4.
- (f) For any use that cannot be readily classified, the City Manager shall determine the appropriate use category and use subcategory pursuant to Section 131.0110.

**§131.0622 Use Regulations Table for Industrial Zones**

The uses allowed in the industrial zones are shown in Table 131-06B.

**Legend for Table 131-06B**

Symbol in Table 131-06B	Description of Symbol
P	Use or use category is permitted. Regulations pertaining to a specific use may be referenced.
L	Use is permitted with limitations, which may include location limitations or the requirement for a use or <i>development permit</i> . Regulations are located in Chapter 14, Article 1 (Separately Regulated Use Regulations).
N	Neighborhood Use Permit Required. Regulations are located in Chapter 14, Article 1 (Separately Regulated Use Regulations).
C	Conditional Use Permit Required. Regulations are located in Chapter 14, Article 1 (Separately Regulated Use Regulations).
-	Use or use category is not permitted.

**Table  
131-06B  
Use Regulations for Industrial Zones**

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones									
	1st & 2nd> >	IP-			IL-			IH-		IS-	IBT-
	3rd >>	1-	2-	<u>3-</u>	1-	2-	3-	1-	2-	1-	<u>1-</u>
	4th >>	1	1	<u>1</u>	1	1	1	1	1	1	<u>1</u>
<b>Open Space</b>											
Active Recreation		P	P	<u>P</u>	-	P	P	-	P	P	<u>-</u>
Passive Recreation		P	P	<u>P</u>	-	-	-	-	-	-	<u>-</u>

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones									
		IP-			IL-			IH-		IS-	IBT-
		1st & 2nd>	1-	2-	3-	1-	2-	3-	1-	2-	1-
		3rd >>	1-	2-	3-	1-	2-	3-	1-	2-	1-
	4th >>	1	1	1	1	1	1	1	1	1	1
<b>Natural Resources Preservation</b>		-	-	-	-	-	-	-	-	-	-
<b>Park Maintenance Facilities</b>		-	-	-	-	-	-	-	-	-	-
<b>Agriculture</b>											
<b>Agricultural Processing</b>		-	-	-	-	-	-	-	-	-	-
<b>Aquaculture Facilities</b>		-	-	-	P	P	P	P	P	P	-
<b>Dairies</b>		-	-	-	-	-	-	-	-	-	-
<b>Horticulture Nurseries &amp; Greenhouses</b>		-	-	-	P	-	P	P	P	-	-
<b>Raising &amp; Harvesting of Crops</b>		-	-	-	P	-	P	P	P	-	-
<b>Raising, Maintaining &amp; Keeping of Animals</b>		-	-	-	-	-	-	-	-	-	-
<b>Separately Regulated Agriculture Uses</b>											
Agricultural Equipment Repair Shops		-	-	-	P	P	P	P	P	P	-
Commercial Stables		-	-	-	-	-	-	-	-	-	-
Community Gardens		-	-	-	N	N	N	N	N	N	-
Equestrian Show & Exhibition Facilities		-	-	-	-	-	-	-	-	-	-
Open Air Markets for the Sale of Agriculture-related Products & Flowers		-	-	-	-	-	-	-	-	-	-
<b>Residential</b>											
<b>Mobilehome Parks</b>		-	-	-	-	-	-	-	-	-	-
<b>Multiple Dwelling Units</b>		-	-	P <sup>(17)</sup>	-	-	-	-	-	-	-
<b>Rooming House</b> [See Section 131.0112(a)(3)(A)]		-	-	-	-	-	-	-	-	-	-
<b>Single Dwelling Units</b>		-	-	-	-	-	-	-	-	-	-
<b>Separately Regulated Residential Uses</b>											
<b>Boarder &amp; Lodger Accommodations</b>		-	-	-	-	-	-	-	-	-	-
<b>Companion Units</b>		-	-	-	-	-	-	-	-	-	-
<b>Employee Housing:</b>											
6 or Fewer Employees		-	-	-	-	-	-	-	-	-	-
12 or Fewer Employees		-	-	-	-	-	-	-	-	-	-
Greater than 12 Employees		-	-	-	-	-	-	-	-	-	-
Fraternities, Sororities and Student Dormitories		-	-	-	-	-	-	-	-	-	-
Garage, Yard, & Estate Sales		-	-	-	-	-	-	-	-	-	-
Guest Quarters		-	-	-	-	-	-	-	-	-	-
Home Occupations		-	-	L	-	-	-	-	-	-	-
Housing for Senior Citizens		-	-	L	-	-	-	-	-	-	-
Live/Work Quarters		-	-	-	-	-	-	-	-	L	-
<b>Residential Care Facilities:</b>											
6 or Fewer Persons		-	-	L	-	-	-	-	-	-	-
7 or More Persons		-	-	L	-	-	-	-	-	-	-
<b>Transitional Housing:</b>											
6 or Fewer Persons		-	-	L	-	-	-	-	-	-	-
7 or More Persons		-	-	C	-	-	-	-	-	-	-
Watchkeeper Quarters		L	L	L	L	L	L	L	L	L	L
<b>Institutional</b>											

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Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator		Zones									
	1st & 2nd >		IP-			IL-			IH-		IS-	IBT-
	3rd >>		1-	2-	3-	1-	2-	3-	1-	2-	1-	1-
	4th >>		1	1	1	1	1	1	1	1	1	1
<b>Churches &amp; Places of Religious Assembly</b>	-	-	-	-	-	-	-	-	-	-	-	-
<b>Separately Regulated Institutional Uses</b>												
Airports	C	C	C	C	C	C	C	C	C	C	C	C
Botanical Gardens & Arboretums	-	-	-	-	-	-	-	-	-	-	-	-
Cemeteries, Mausoleums, Crematories	C	C	C	C	C	C	C	C	C	C	C	C
Correctional Placement Centers	C	C	C	C	C	C	C	C	C	C	C	C
<b>Educational Facilities:</b>												
Kindergarten through Grade 12	-	C	-	-	C	C	-	-	C	C	-	-
Colleges / Universities	C	C	C	-	C	C	-	C	C	C	C	C
Vocational / Trade School	-	-	-	-	L	L	-	L	L	L	L	L
Energy Generation & Distribution Facilities	C	C	C	P	C	P	P	P	C	C	C	C
Exhibit Halls & Convention Facilities	-	C	-	C	C	C	C	C	C	C	C	C
Flood Control Facilities	L	L	L	L	L	L	L	L	L	L	L	L
Historical Buildings Used for Purposes Not Otherwise Allowed	C	C	C	C	C	C	C	C	C	C	C	C
<b>Homeless Facilities:</b>												
Congregate Meal Facilities	-	C	-	-	C	C	-	C	C	C	-	-
Emergency Shelters	-	C	-	-	C	C	-	C	C	C	-	-
Homeless Day Centers	-	C	-	-	C	C	-	C	C	C	-	-
Hospitals, Intermediate Care Facilities & Nursing Facilities	C	C	C	-	C	C	-	C	C	C	-	-
Interpretive Centers	-	-	-	-	-	-	-	-	-	-	-	-
Museums	-	-	-	-	-	-	-	-	-	-	-	-
Major Transmission, Relay, or Communications Switching Stations	C	C	C	C	C	C	P	C	C	C	C	C
Satellite Antennas	L	L	L	L	L	L	L	L	L	L	L	L
Social Service Institutions	C	C	C	C	C	C	-	-	C	C	-	-
<b>Wireless communication facility:</b>												
Wireless communication facility in the public right-of-way with subterranean equipment adjacent to a non-residential use	L	L	L	L	L	L	L	L	L	L	L	L
Wireless communication facility in the public right-of-way with subterranean equipment adjacent to a residential use	N	N	N	N	N	N	N	N	N	N	N	N
Wireless communication facility in the public right-of-way with above ground equipment	C	C	C	C	C	C	C	C	C	C	C	C
Wireless communication facility outside the public right-of-way	L	L	L	L	L	L	L	L	L	L	L	L
<b>Retail Sales</b>												
Building Supplies & Equipment	-	-	-	p <sup>(6,15)</sup>	p <sup>(15)</sup>	p <sup>(15)</sup>	-	p <sup>(6,15)</sup>	p <sup>(15)</sup>	-	-	-
Food, Beverages and Groceries	-	-	-	-	-	p <sup>(15)</sup>	-	-	-	-	-	-

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		3rd >>	1-	2-	3-	1-	2-	3-	1-	2-	1-
		4th >>	1	1	1	1	1	1	1	1	1
<b>Consumer Goods, Furniture, Appliances, Equipment</b>		-	-	-	-	P <sup>(2,15)</sup>	P <sup>(15)</sup>	-	-	P <sup>(3,15)</sup>	-
<b>Pets &amp; Pet Supplies</b>		-	-	-	-	-	P <sup>(15)</sup>	-	-	-	-
<b>Sundries, Pharmaceuticals, &amp; Convenience Sales</b>		-	P <sup>(5,15)</sup>	P <sup>(5,15)</sup>	P <sup>(5,15)</sup>	P <sup>(5,15)</sup>	P <sup>(15)</sup>	P <sup>(5,15)</sup>	P <sup>(5,15)</sup>	P <sup>(4,15)</sup>	-
<b>Wearing Apparel &amp; Accessories</b>		-	-	-	-	P <sup>(3,15)</sup>	P <sup>(3,15)</sup>	-	-	P <sup>(3,15)</sup>	-
<b>Separately Regulated Retail Sales Uses</b>											
Agriculture Related Supplies & Equipment		-	-	-	-	P	P	P	P	P	-
Alcoholic Beverage Outlets		-	-	-	-	-	L	-	-	-	-
Farmers' Markets											
Weekly Farmers' Market		-	-	-	-	-	L	-	-	-	-
Daily Farmers' Market Stands		-	-	-	-	-	L	-	-	-	-
Plant Nurseries		-	-	-	-	-	P	-	P	P	-
Retail Farms		-	-	-	-	-	L	-	-	-	-
Swap Meets & Other Large Outdoor Retail Facilities		-	-	-	C	C	C	C	C	C	-
<b>Commercial Services</b>											
<b>Building Services</b>		-	-	-	P	P	P	-	P	P	P
<b>Business Support</b>		-	P <sup>(8)</sup>	P <sup>(8)</sup>	P <sup>(8)</sup>	P	P	-	P <sup>(8)</sup>	P	P <sup>(8)</sup>
<b>Eating &amp; Drinking Establishments</b>		-	P <sup>(7)</sup>	P <sup>(7)</sup>	P <sup>(7)</sup>	P	P	-	P <sup>(7)</sup>	P <sup>(4)</sup>	P <sup>(7)</sup>
<b>Financial Institutions</b>		-	P	-	-	P	P	-	-	P	P
<b>Funeral &amp; Mortuary Services</b>		-	-	-	-	P	P	-	P	-	-
<b>Instructional Studios</b>		-	-	-	-	-	P <sup>(16)</sup>	-	-	-	-
<b>Maintenance &amp; Repair</b>		-	-	-	P	P	P	-	-	P	P
<b>Off-site Services</b>		-	P	-	P	P	P	-	P	P	P
<b>Personal Services</b>		-	-	-	-	P <sup>(9)</sup>	P <sup>(9)</sup>	-	-	-	-
<b>Assembly &amp; Entertainment</b>		-	-	-	-	P <sup>(11,16)</sup>	P <sup>(16)</sup>	-	-	P <sup>(12,16)</sup>	-
<b>Radio &amp; Television Studios</b>		-	P	-	P	P	P	-	P	P	P
<b>Visitor Accommodations</b>		-	-	-	-	-	-	-	-	-	-
<b>Separately Regulated Commercial Services Uses</b>											
Adult Entertainment Establishments:											
Adult Book Store		-	-	-	-	L	L	-	L	L	-
Adult Cabaret		-	-	-	-	-	L	-	-	-	-
Adult Drive-in Theater		-	-	-	-	L	L	-	-	-	-
Adult Mini-Motion Picture Theater		-	-	-	-	L	L	-	-	L	-
Adult Model Studio		-	-	-	-	L	L	-	-	-	-
Adult Motel		-	-	-	-	-	-	-	-	-	-
Adult Motion Picture Theater		-	-	-	-	L	L	-	-	L	-
Adult Peep Show Theater		-	-	-	-	L	L	-	-	L	-
Adult Theater		-	-	-	-	L	L	-	-	L	-
Body Painting Studio		-	-	-	-	L	L	-	-	-	-
Massage Establishment		-	-	-	-	-	L	-	-	-	-

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		1st & 2nd >	1-	2-	3-	1-	2-	3-	1-	2-	1-
		3rd >>	1-	1-	1-	1-	1-	1-	1-	1-	1-
Sexual Encounter Establishment		-	-	-	-	-	-	-	-	-	-
Bed & Breakfast Establishments:											
1-2 Guest Rooms		-	-	-	-	-	-	-	-	-	-
3-5 Guest Rooms		-	-	-	-	-	-	-	-	-	-
6+ Guest Rooms		-	-	-	-	-	-	-	-	-	-
Boarding Kennels/Pet Day Care Facilities		-	N	-	N	L	L	N	N	N	N
Camping Parks		-	-	-	-	-	-	-	-	-	-
Child Care Facilities:											
Child Care Centers		L	L	L	-	L	L	-	L	L	L
Large Family Child Care Homes		-	-	L	-	-	-	-	-	-	-
Small Family Child Care Homes		-	-	L	-	-	-	-	-	-	-
Eating and Drinking Establishments Abutting Residentially Zoned Property		-	-	-	-	-	L	-	-	-	-
Fairgrounds		-	C	-	C	C	C	C	C	C	-
Golf Courses, Driving Ranges, and Pitch & Putt Courses		-	C	-	C	C	C	C	C	C	-
Helicopter Landing Facilities		C	C	C	C	C	C	C	C	C	C
Massage Establishments, Specialized Practice		-	-	-	-	-	L	-	-	-	-
Nightclubs 7 Bars over 5,000 square feet in size		-	-	-	-	-	-	-	-	-	-
Parking Facilities as a Primary Use											
Permanent Parking Facilities		C	C	C	P	C	P	P	P	C	C
Temporary Parking Facilities		C	C	C	N	C	N	N	N	C	N
Private Clubs, Lodges and Fraternal Organizations		-	C	-	C	C	C	C	C	C	C
Privately Operated, Outdoor Recreation Facilities over 40,000 square feet in size <sup>(13)</sup>		C	C	C	C	C	C	C	C	C	-
Pushcarts:											
Pushcarts on Private Property		L	L	L	L	L	L	L	L	L	L
Pushcarts in Public Right of Way		N	N	N	N	N	N	N	N	N	N
Recycling Facilities:											
Large Collection Facility		L	N	L	N	N	N	L	L	N	N
Small Collection Facility		L	L	L	L	L	L	L	L	L	L
Large Construction & Demolition Debris Recycling Facility		-	-	-	N	-	C	C	N	-	C
Small Construction & Demolition Debris Recycling Facility		-	-	-	N	-	C	N	N	-	C
Drop-off Facility		L	L	L	L	L	L	L	L	L	L
Green Materials Composting Facility		-	-	-	N	-	N	N	N	-	N
Mixed Organic Composting Facility		-	-	-	C	-	C	N	N	-	C
Large Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables from Commercial & Industrial Traffic		-	C	-	L	L	L	L	L	C	L

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator		Zones									
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	3rd >>		1-	2-	3-	1-	2-	3-	1-	2-	1-	1-
	4th >>		1	1	1	1	1	1	1	1	1	1
Large Processing Facility Accepting All Types of Traffic	-	C	-	-	-	N	N	N	N	N	C	L
Small Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables From Commercial & Industrial Traffic	-	N	-	-	-	L	L	L	L	L	N	L
Small Processing Facility Accepting All Types of Traffic	-	N	-	-	-	N	N	N	N	N	N	N
Reverse Vending Machines	L	L	L	L	L	L	L	L	L	L	L	L
Tire Processing Facility	-	-	-	-	-	C	-	C	C	C	-	-
Sidewalk Cafes	-	L	-	-	-	L	L	L	-	L	L	L
Theaters that are outdoor or over 5,000 square feet in size	-	C	-	-	-	-	C	C	-	C	-	-
Sports Arenas & Stadiums	-	C	-	-	-	-	C	C	-	C	-	-
Urgent Care Facilities	-	L	-	-	-	-	L	P	-	L	L	-
Veterinary Clinics & Animal Hospitals	-	N	-	-	-	N	L	L	N	N	N	N
Zoological Parks	-	-	-	-	-	-	-	-	-	-	-	-
<b>Offices</b>												
Business & Professional	-	P	P	P	P	-	P	P	-	-	P	P
Government	-	P	P	P	P	-	P	P	-	P	P	P
Medical, Dental, & Health Practitioner	-	-	-	-	-	-	P	P	-	-	P	P
Regional & Corporate Headquarters	P <sup>(1)</sup>	P	P <sup>(1)</sup>	P <sup>(1)</sup>	P <sup>(1)</sup>	P	P	P	-	P <sup>(14)</sup>	P	P <sup>(1)</sup>
<b>Separately Regulated Office Uses</b>												
Real Estate Sales Offices & Model Homes	-	-	-	-	-	-	-	-	-	-	-	-
Sex Offender Treatment & Counseling	-	L	-	-	-	-	L	L	-	-	L	-
<b>Vehicle &amp; Vehicular Equipment Sales &amp; Service</b>												
Commercial Vehicle Repair & Maintenance	-	-	-	-	-	P	P	P	P	P	P	P
Commercial Vehicle Sales & Rentals	-	-	-	-	-	P	P	P	P	P	P	-
Personal Vehicle Repair & Maintenance	-	-	-	-	-	P	P	P	-	-	P	-
Personal Vehicle Sales & Rentals	-	-	-	-	-	P	P	P	-	P	P	-
Vehicle Equipment & Supplies Sales & Rentals	-	-	-	-	-	P	-	P	P	P	P	-
<b>Separately Regulated Vehicle &amp; Vehicular Equipment Sales &amp; Service Uses</b>												
Automobile Service Stations	L	L	L	L	L	L	L	L	L	L	L	C
Outdoor Storage & Display of New, Unregistered Motor Vehicles as a <i>primary use</i>	-	-	-	-	-	P	P	P	P	P	P	P
<b>Wholesale, Distribution, Storage</b>												
Equipment & Materials Storage Yards	-	-	-	-	-	P	P	P	P	P	P	P
Moving & Storage Facilities	-	-	-	-	-	P	P	P	P	P	P	-
Warehouses	-	-	-	-	-	P	P	P	P	P	P	P
Wholesale Distribution	-	P	-	-	-	P	P	P	P	P	P	P
<b>Separately Regulated Wholesale, Distribution, and Storage Uses</b>												



Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator			Zones									
	1st & 2nd> >			IP-			IL-			IH-		IS-	IBT-
	3rd >>			1-	2-	3-	1-	2-	3-	1-	2-	1-	1-
	4th >>			1	1	1	1	1	1	1	1	1	1
Impound Storage Yards	-	-	-	P	P	P	P	P	P	P	-	-	
Junk Yards	-	-	-	C	C	C	C	C	C	C	-	-	
Temporary Construction Storage Yards Located off-site	L	L	L	L	L	L	L	L	L	L	L	L	
Industrial													
Heavy Manufacturing	-	-	-	-	-	-	P	P	-	-	-	-	
Light Manufacturing	P <sup>(10)</sup>	P	P <sup>(10)</sup>	P	P	P	P	P	P	P	P	P	
Marine Industry	-	-	-	P	P	P	P	P	P	P	P	P	
Research & Development	P	P	P	P	P	P	P	P	P	P	P	P	
Trucking & Transportation Terminals	-	-	-	P	-	P	P	P	P	P	P	P	
Separately Regulated Industrial Uses													
Hazardous Waste Research Facility	C	C	C	C	C	C	C	C	C	C	C	C	
Hazardous Waste Treatment Facility	C	C	C	C	C	C	C	C	C	C	-	-	
Marine Related Uses Within the Coastal Overlay Zone	-	-	-	P	P	P	P	P	P	P	P	P	
Mining and Extractive Industries	-	C	-	C	C	C	C	C	C	C	-	-	
Newspaper Publishing Plants	C	P	C	P	P	P	P	P	P	P	P	P	
Processing & Packaging of Plant Products & Animal By-products Grown Off-premises	-	-	-	P	P	P	P	P	P	P	P	P	
Very Heavy Industrial Uses	-	-	-	-	-	-	C	C	-	-	-	-	
Wrecking & Dismantling of Motor Vehicles	-	-	-	C	C	C	P	C	C	-	-	-	
Signs													
Allowable Signs	P	P	P	P	P	P	P	P	P	P	P	P	
Separately Regulated Signs Uses													
Community Entry Signs	L	L	L	L	L	L	L	L	L	L	L	L	
Neighborhood Identification Signs	-	-	-	-	-	-	-	-	-	-	-	-	
Comprehensive Sign Program	N	N	N	N	N	N	N	N	N	N	N	N	
Revolving Projecting Signs	N	N	N	N	N	N	N	N	N	N	N	N	
Signs with Automatic Changing Copy	N	N	N	N	N	N	N	N	N	N	N	N	
Theater Marquees	-	-	-	-	N	N	-	-	-	-	-	-	

**Footnotes for Table 131-06B**

- <sup>1</sup> A regional and corporate headquarters establishment shall have a *gross floor area* of at least 40,000 square feet.
- <sup>2</sup> Household and office furniture, appliances, and equipment sales establishments shall occupy an area of at least 5,000 square feet in *gross floor area* unless the sales are of items that are manufactured on the same *premises*.
- <sup>3</sup> See Section 131.0623(g).
- <sup>4</sup> See Section 131.0623(h).
- <sup>5</sup> See Section 131.0623(a).
- <sup>6</sup> See Section 131.0623(f).
- <sup>7</sup> See Section 131.0623(b).
- <sup>8</sup> See Section 131.0623(c).
- <sup>9</sup> See Section 131.0623(d).
- <sup>10</sup> See Section 131.0623(e).
- <sup>11</sup> Assembly uses shall occupy at least 5,000 square feet of the *gross floor area*.

- <sup>12</sup> Recreational facilities shall not exceed 2,500 square feet of *gross floor area* and 2,500 square feet of outdoor recreational use area.
- <sup>13</sup> The 40,000 square feet includes all indoor and outdoor areas that are devoted to the recreational use; it does not include customer parking areas.
- <sup>14</sup> Only one regional and corporate headquarters establishment is permitted on an individual parcel of land.
- <sup>15</sup> *Development of a large retail establishment* is subject to Section 143.0302.
- <sup>16</sup> Instructional Studios, Assembly and Entertainment facilities, and *Churches* and Places of Religious Assembly are not permitted on a *premises* that identifies as Prime Industrial Land in a *land use plan*.
- <sup>17</sup> See Section 131.0623(i).

#### §131.0623 Additional Use Regulations of Industrial Zones

The uses in this section are permitted in the industrial zones where indicated in Table 131-06B, subject to the following regulations.

- (a) Sundries, pharmaceuticals, and convenience sales are permitted subject to the following:
- (1) An establishment offering these items for sale shall be limited to 1,000 square feet of *gross floor area*; and
  - (2) The total area occupied by these uses shall not exceed 10 percent of the *gross floor area* of the building in which they are located.
- (b) Eating and drinking establishments are permitted subject to the following:
- (1) Individual establishments are limited to 3,000 square feet of *gross floor area*;
  - (2) No live entertainment is permitted on the *premises*; and
  - (3) No drive-through services are permitted.
- (c) Business support services are permitted subject to the following:
- (1) Individual establishments are limited to 3,500 square feet of *gross floor area*; and
  - (2) The total area occupied by these uses shall not exceed 25 percent of the *gross floor area* of the building in which they are located.
- (d) Personal appearance and health services are permitted subject to the following:
- (1) Individual establishments are limited to 3,500 square feet of *gross floor area*; and
  - (2) The total area occupied by these uses shall not exceed 10 percent of the *gross floor area* of the building in which they are located.
- (e) Light manufacturing and assembly uses in the IP-1-1 and the IP-3-1 zones are limited to the following:

- (1) Prototype fabrication;
  - (2) Production requiring advanced technology and skills and directly related to research and development activities on the *premises*;
  - (3) Manufacturing of biochemical research and diagnostic compounds to be used primarily by universities, laboratories, hospitals, and clinics for scientific research and developmental testing purposes;
  - (4) Production of experimental products;
  - (5) Development of production or operating systems to be installed and operated at another location, including manufacturing of products necessary for such development;
  - (6) Manufacturing of biological, biomedical, and pharmaceutical products; and
  - (7) Manufacturing of scientific, engineering, and medical instruments.
- (f) Building supplies and equipment sales are permitted subject to the following:
- (1) Items for sale shall be limited to equipment, parts, and products used in the installation or repair of permanent improvements to *structures* or *premises*; and
  - (2) Building supplies and equipment sales establishments shall occupy an area of at least 10,000 square feet of *gross floor area*.
- (g) Retail sales uses subject to this section are permitted subject to the following:
- (1) The items offered for sale must be manufactured on the *premises*; and
  - (2) A maximum of 25 percent of the *gross floor area* on the *premises* may be used for retail sales. At least 75 percent of the *gross floor area* shall be used for manufacturing, warehousing, or wholesale distribution of the products that are offered for sale.
- (h) Convenience stores and eating and drinking establishments are permitted subject to the following:
- (1) An individual establishment shall not exceed 1,000 square feet of *gross floor area*; and
  - (2) Drive-in and drive-through facilities are not permitted.

(i) Residential uses in the IP-3-1 zone subject to the following:

- (A) Residential development shall be permitted in accordance with the Business Park - Residential Permitted CPIOZ of the applicable community plan;
- (B) Residential development comprises no more than 49 percent of the lot area of the entire Business Park - Residential Permitted CPIOZ;
- (C) Residential development shall comply with the development regulations of the RM-2-5 or the RM-3-7 zone as determined by the density identified in the Business Park - Residential Permitted CPIOZ of the applicable community plan, except that the lot area, lot dimensions, floor area ratio, and setback requirements of the IP-3-1 zone shall apply; and
- (D) Non owner occupants must reside on the premises for a minimum of 7 consecutive calendar days.

**§131.0630 Development Regulations of Industrial Zones**

- (a) Within the industrial zones, no *structure* or improvement shall be constructed, established, or altered, nor shall any *premises* be used unless the *premises* complies with the regulations and standards in this division and with any applicable development regulations in Chapter 13, Article 2 (Overlay Zones) and Chapter 14 (General and Supplemental Regulations).
- (b) A Neighborhood Development Permit or Site Development Permit is required for the types of *development* identified in Table 143-03A.
- (c) The regulations in this division apply to all *development* in the industrial base zones whether or not a permit or other approval is required except where specifically identified.

**§131.0631 Development Regulations Table for Industrial Zones**

The following development regulations apply in the industrial zones as shown in Table 131-06C.

**Table 131-06C  
Development Regulations for Industrial Zones**

Development Regulations [See Section 131.0630 for Development Regulations of Industrial Zones]	Zone Designator	Zones									
	1st & 2nd >>	IP-			IL-			IH-		IS-	IBT-
	3rd >>	1-	2-	3-	1-	2-	3-	1-	2-	1-	1-
	4th >>	1			1			1		1	1
<u>Max permitted residential density<sup>(10)</sup></u>		1,000			-			-		-	-
<u>Supplemental residential regulations [see Section 131.0666]</u>		applies			-			-		-	-
Lot Area											
Min Lot Area (sf)		40,000			15,000 <sup>(1)</sup>			30,000		10,000	40,000
Max Lot Area (sf)		-			-			-		15,000	-

Development Regulations [See Section 131.0630 for Development Regulations of Industrial Zones]	Zone Designator 1st & 2nd >> 3rd >> 4th >>	Zones									
		IP-			IL-			IH-		IS-	IBT-
		1-	2-	3-	1-	2-	3-	1-	2-	1-	1-
		1			1			1		1	1
Min Lot Dimensions											
Lot Width (ft)		100			75			100		50	100
Street Frontage (ft)		100 <sup>(2)</sup>			75			100		50	100 <sup>(2)</sup>
Lot Depth (ft)		200			100			150		100	200
Setback Requirements											
Min Front Setback (ft)		20 <sup>(3)</sup>			15 <sup>(3)</sup>			20 <sup>(3)</sup>		10	20 <sup>(3)</sup>
Std Front Setback (ft)		25 <sup>(3)</sup>			20 <sup>(3)</sup>			25 <sup>(3)</sup>			25 <sup>(3)</sup>
[See Section 131.0643(b)]											
Min Side Setback (ft)		15			10			15		5/0 <sup>(8)</sup>	15
Min Street Side Setback (ft)		20 <sup>(4)</sup>			15 <sup>(4),(5)</sup>			20 <sup>(4),(5)</sup>		10 <sup>(9)</sup>	20 <sup>(4)</sup>
Std Street Side Setback (ft)					20 <sup>(4),(5)</sup>			25 <sup>(4),(5)</sup>			
Min Side Setback Abutting Residential (ft)		30			25			30		10	30
Min Rear Setback (ft)		25			0 <sup>(6)</sup>			20		10	25
Std Rear Setback (ft)					15 <sup>(6)</sup>						
Min Rear Setback Abutting Residential (ft)		50			25			30		15	50
Max Structure Height [See Section 131.0644]		-			-			-		-	-
Max Floor Area Ratio		2.0 <sup>(7),(11)</sup>			2.0 <sup>(7),(11)</sup>			2.0 <sup>(11)</sup>		2.0 <sup>(11)</sup>	2.0 <sup>(7),(11)</sup>
Street Wall Requirements [See Section 142.1030]		-			applies			applies		-	-
Outdoor Amenities [See Section 131.0665]		applies			applies			applies		-	applies
Refuse and Recyclable Material Storage [See Section 142.0805]		applies			applies			applies		applies	applies
Loading Dock and Overhead Door Screening Regulations [See Section 142.1030]		applies			applies			applies		applies	applies

**Footnotes for Table 131-06C**

<sup>1</sup> Within the Kearny Mesa Community Plan area, the minimum lot size is 40,000 square feet.

<sup>2</sup> See Section 131.0642.

<sup>3</sup> See Section 131.0643(a).

<sup>4</sup> See Section 131.0643(c).

<sup>5</sup> See Section 131.0643(e).

<sup>6</sup> See Section 131.0643(d).

<sup>7</sup> Within the Kearny Mesa Community Plan area, the maximum floor area ratio is 0.50.

<sup>8</sup> See Section 131.0643(f).

<sup>9</sup> See Section 131.0643(g).

<sup>10</sup> One dwelling unit per specified minimum square feet of lot area as determined in accordance with Section 113.0222.

<sup>11</sup> Within the Otay Mesa Community Planning Area, the maximum floor area ratio is 0.50 unless a final map has been recorded prior to [INSERT the effective date of this ordinance]. This restriction does not apply to residential development in accordance with Section 131.0623(i).

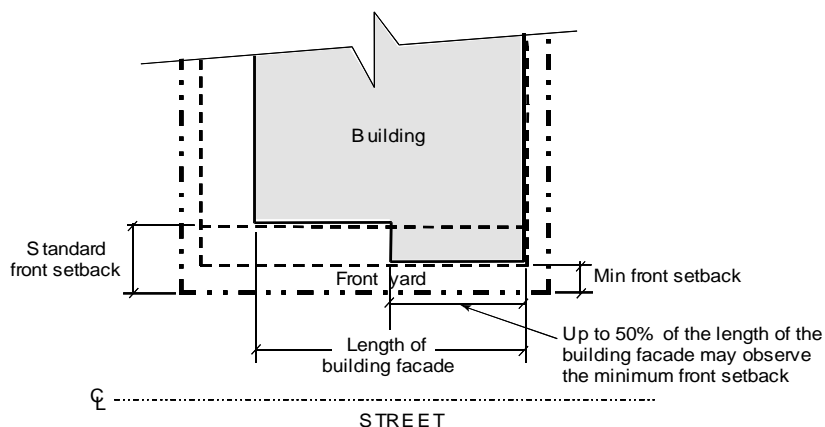
**§131.0642 Lot Dimensions in Industrial Zones**

The minimum street frontage is 60 feet for any lot in the IP zones that fronts principally on a turnaround or on a curving street with a centerline radius of less than 100 feet.

**131.0643 Setback Requirements in Industrial Zones**

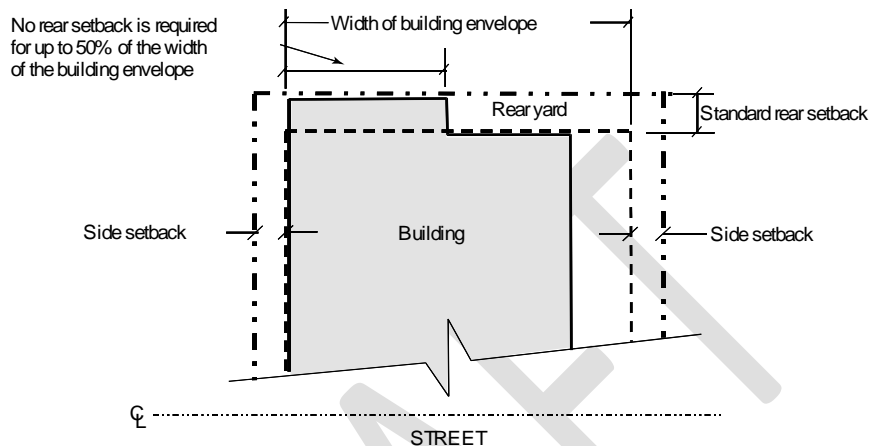
- (a) *Front Setback* in the IP, IL, ~~and IH~~, and IBT Zones. Up to 50 percent of the length of the *building facade* may observe the minimum front *setback* provided the remaining percentage observes the standard front *setback*. This may occur on a floor-by-floor basis. See Diagram 131-06A.

**Diagram 131-06A**  
**Front Setback in the IP, IL, and IH Zones**



- (b) *Parking Encroachment* in Front Yard of All Industrial Zones. Parking may encroach up to 5 feet into the required standard front yard in all industrial zones, but may not be covered or enclosed.
- (c) *Parking Encroachment* in Street Side Yard of IP, IL, ~~and IH~~, and IBT Zones. Parking may encroach up to 5 feet into the required standard street side yard of the IP, IL, and IH zones, but may not be covered or enclosed.
- (d) *Rear Setback* in IL Zones. In the IL zones, no rear setback is required for up to 50 percent of the width of the *building envelope* provided the remainder of the *building envelope* observes at least the standard rear setback as shown in Diagram 131-06B.

**Diagram 131-06B**  
**Zero Rear Setback in the IL Zone**



- (e) Standard/Minimum *Street Side Setback* in the IL, ~~and~~ IH, and IBT Zones. Up to 50 percent of the length of the *street side building facade* may observe the minimum *street side setback* provided the remaining percentage observes the standard *street side setback*. This may occur on a floor-by-floor basis.
- (f) *Side Setbacks* in the IS Zone. In the IS zone, no *side setback* is required on one side of the *lot*. A minimum 5-foot *setback* is required for the opposite side.
- (g) *Street Side Setbacks* in the IS Zone. In the IS zone, the minimum *street side setback* is 10 feet for a *premises* that is 100 feet wide or greater. For a *premises* that is less than 100 feet, the minimum is 10 percent of the *premises* width but not less than 5 feet.

**§131.0644 Maximum Structure Height in Industrial Zones**

There are no height limits for *structures* in the industrial zones except as limited by the regulations in Chapter 13, Article 2 (Overlay Zones).

**§131.0665 Outdoor Amenities in Industrial Zones**

In the IP, IL, ~~and~~ IH, and IBT zones, *development* on a *premises* that exceeds 10 acres in area shall include an outdoor eating and/or recreational facility. The outdoor amenity shall be at least 2,000 square feet in total area and shall be developed as usable space.